



**FOR LEASE**

**69 & 71**

**Glacier Street**

**COQUITLAM, BC**

Managed by

**Beedie/**

Marketed by

**AVISON  
YOUNG**

# FOR LEASE

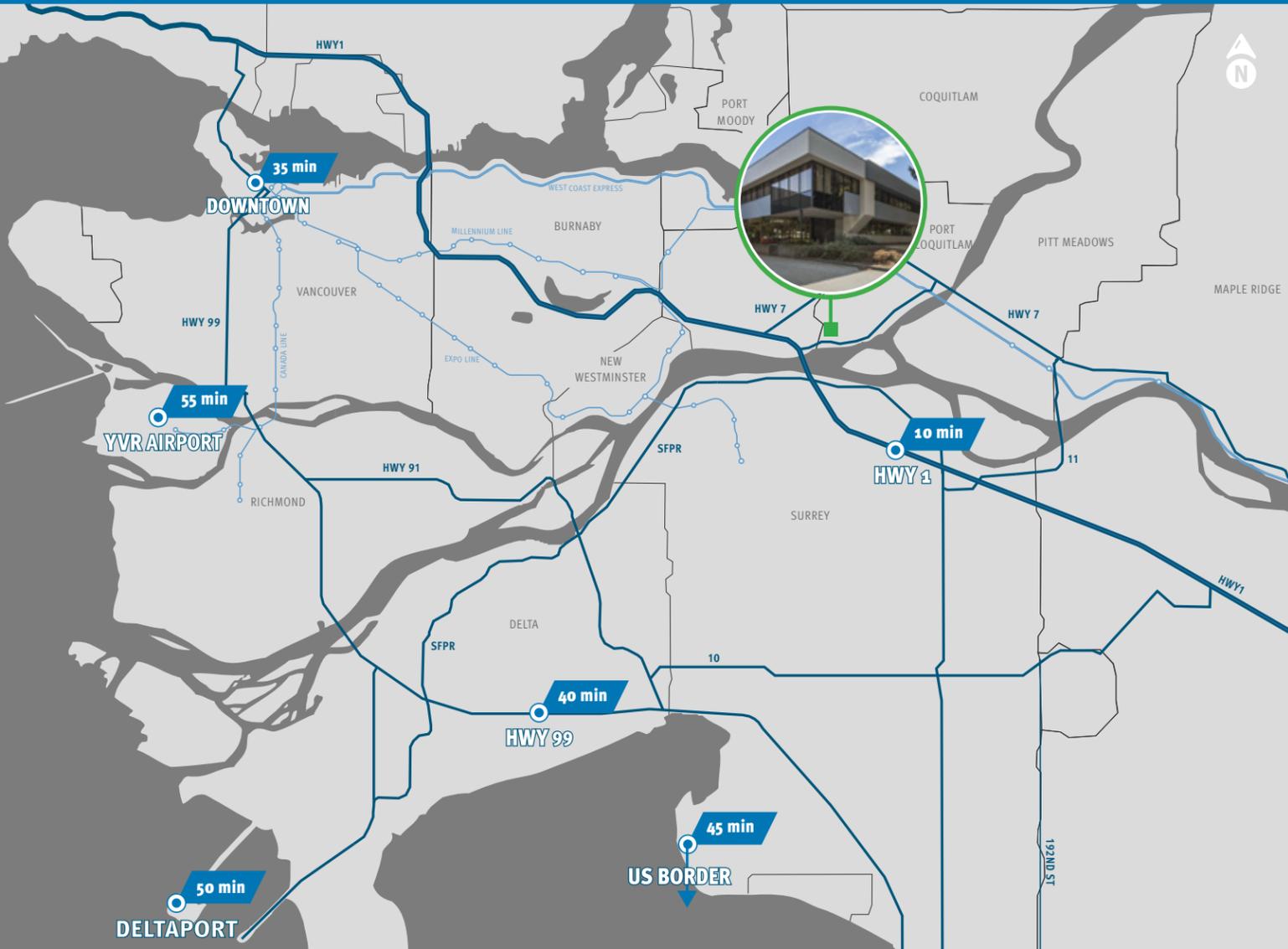
69 & 71 Glacier Street  
Coquitlam, BC



## LOCATION

The property is located in the geographic center of Metro Vancouver. Situated at the south end of Glacier Street, one block east of United Boulevard, the location provides almost immediate access to Lougheed Highway and the Trans-Canada Highway.

The Coquitlam industrial market remains strong with limited availability and vacancy at 1.1%.



## OPPORTUNITY

Avison Young & Beedie are pleased to present this rare opportunity to lease from 22,000 SF up to 115,586 SF in a campus-style setting at 69 & 71 Glacier Street, Coquitlam. Businesses have the opportunity to lease one or both of the buildings, and are encouraged to work with the Landlord to improve the space to suit their requirements. The property sits on a 4.18-acre site, and benefits from having access to a Canadian Pacific rail spur, as well as extensive on-site parking.



**AVAILABILITY**  
Q1 2023



**LEASE RATE**  
By proposal  
**TAXES & OP. COST**  
TBD



**ZONING**  
M-1 General  
Industrial

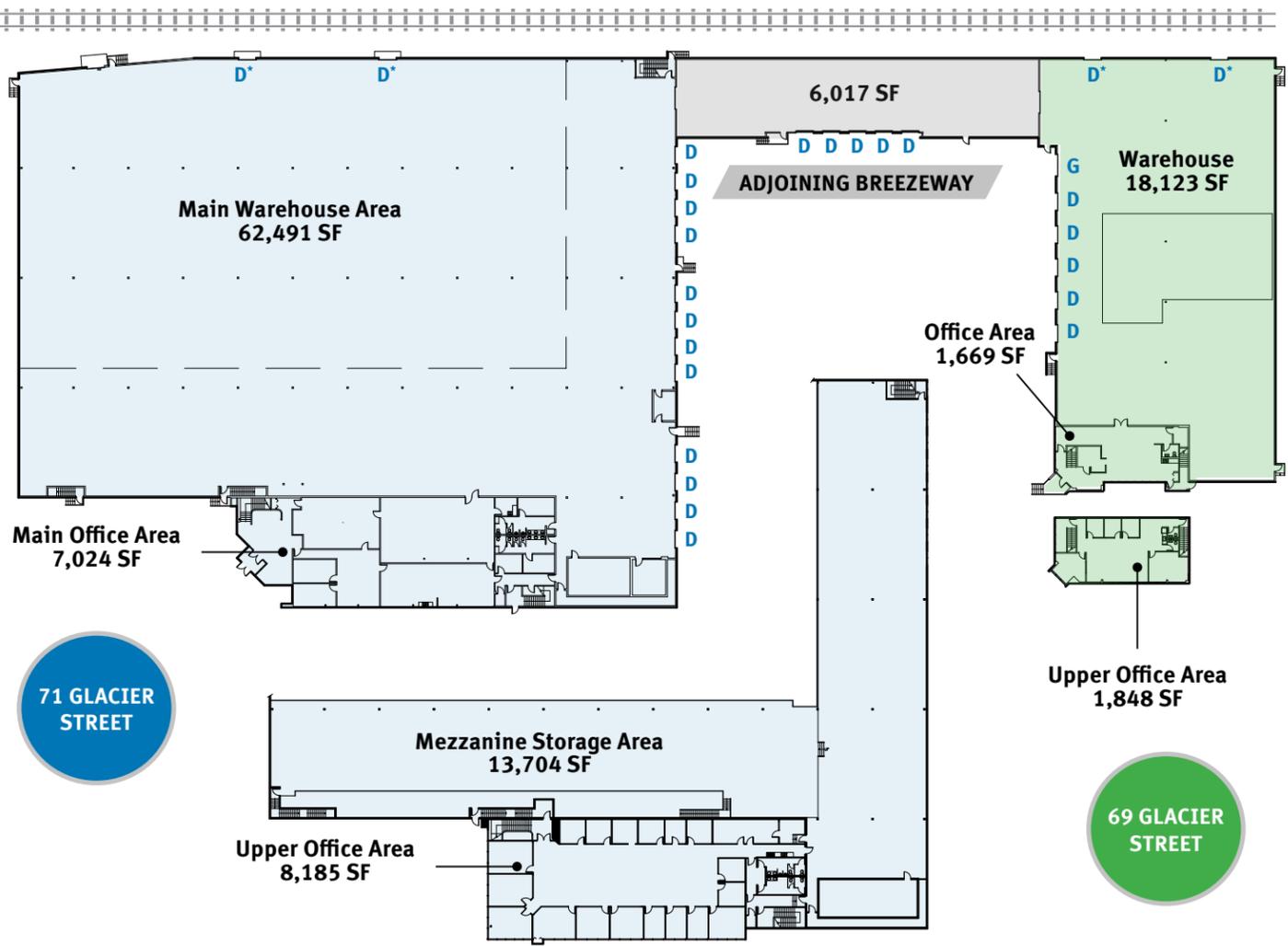




## 69-71 GLACIER STREET

### MARKETING PLAN

**LEGEND** D = Dock doors G = Grade doors  
 \*Rail serviced dock doors



### PROPERTY OVERVIEW

#### BUILDING SIZE

<b>71 Glacier Street</b>	
Warehouse	62,491 SF
Ground floor office	7,024 SF
Second floor office	8,185 SF
Mezzanine storage	13,704 SF
<b>Total:</b>	<b>91,404 SF</b>

<b>69 Glacier Street</b>	
Warehouse	18,123 SF
Ground floor office	1,669 SF
Second floor office	1,848 SF
<b>Total</b>	<b>21,640 SF</b>

**Adjoining breezeway\***  
 Warehouse 6,017 SF\*

**Total Area: 115,586 SF**

\*Potential to remove the adjoining breezeway for additional parking

#### LOADING

<b>71 Glacier Street:</b>	12 Dock doors	2 Rail serviced dock doors
<b>69 Glacier Street:</b>	5 Dock doors	2 Rail serviced dock doors
	2 Rail serviced dock doors	1 Grade doors
<b>Breezeway:</b>	5 Dock doors	

#### CEILING HEIGHT

Warehouse: 26.5' clear  
 Under Mezz: 12' clear

#### SPRINKLER

ESFR sprinkler system

#### LOT SIZE

4.18 acres

#### PHOTOS

For more property photos, [click here.](#)





## ABOUT THE PROPERTY MANAGER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, and property manager, servicing 168 properties totaling over 11 million square feet of leasable space across BC and Alberta. With decades of in-house property management experience, our dedicated and qualified team provides proactive and responsive service to our diverse portfolio of clients.

As Beedie grows its operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas.

[www.beedie.ca](http://www.beedie.ca)



**69 & 71 Glacier Street  
Coquitlam, BC**

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**AVISON  
YOUNG**

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**Beedie/**

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